

TO LET
Fully Fitted Office

Part Ground Floor, Baskerville House, Birmingham,
Queensway, B1 2ND



514 sq m (5,533 sq ft)

Property Highlights

- Prominent location fronting Centenary Square
- Fully furnished
- Raised access floor and air conditioned
- LG7 lighting and suspended ceiling
- Meeting rooms and a large conference room
- 4 Car parking spaces

For more information, please contact:

David Rigby MRICS
Partner

+44 (0)121 710 4636
07730 735889

David.Rigby@cushwake.com

No.1 Colmore Square
Birmingham
B4 6AJ
T: +44 (0)121 697 7333

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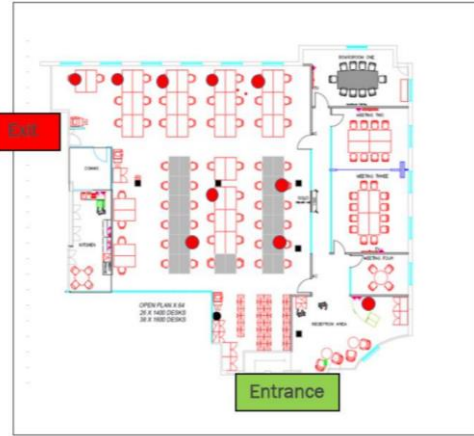
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Location

Baskerville House is located within Birmingham City Centre directly adjacent to the Birmingham Library and Paradise development. The property occupies a high profile location facing Centenary Square.

The location gives direct access to city centre amenities, with all three of Birmingham's mainline train stations within a 15 minute walk.

The building is accessible via Paradise Circus and Great Charles Street Queensway, which leads to the A38 Aston Expressway and all routes out of the city centre. The Midland Metro tram line runs opposite the building, with the nearest stop being located on the other side of Centenary Square.



Description

The building offers Grade A space benefitting from an impressive reception which is full of natural light.

The suite is located off the main reception area to the right hand side providing easy access and egress.

The suite is fully fitted to a high standard which includes meeting rooms, a conference room, a kitchen and a comms room.

Key features include:

- Fully furnished office space
- Raised access floor
- LG7 Lighting and suspended ceiling
- Air conditioning
- 24-hour access
- Bike racks and shower/changing facilities
- 4 car parking spaces

Accommodation

Description	Sq M	Sq Ft
Part Ground Floor	514	5,533
Total	514	5,533

Tenure

Current lease expires 31 July 2024.

Available by way of an Assignment or Sub Lease.

Rent

The current passing rent is £147,325 which equates to £24.82 per sq. ft. per annum. There are 4 car parking spaces.

Sub-letting available on market terms.

EPC Rating

D79

Business Rates

£8.57 per sq ft payable. Occupiers are advised to make their own enquiries with the Local Authority for verification.

Service Charge

Currently £7.34 per sq.ft.

Legal and Surveying Costs

Each party to bear its own legal and surveying costs.

VAT

All costs are exclusive of VAT.

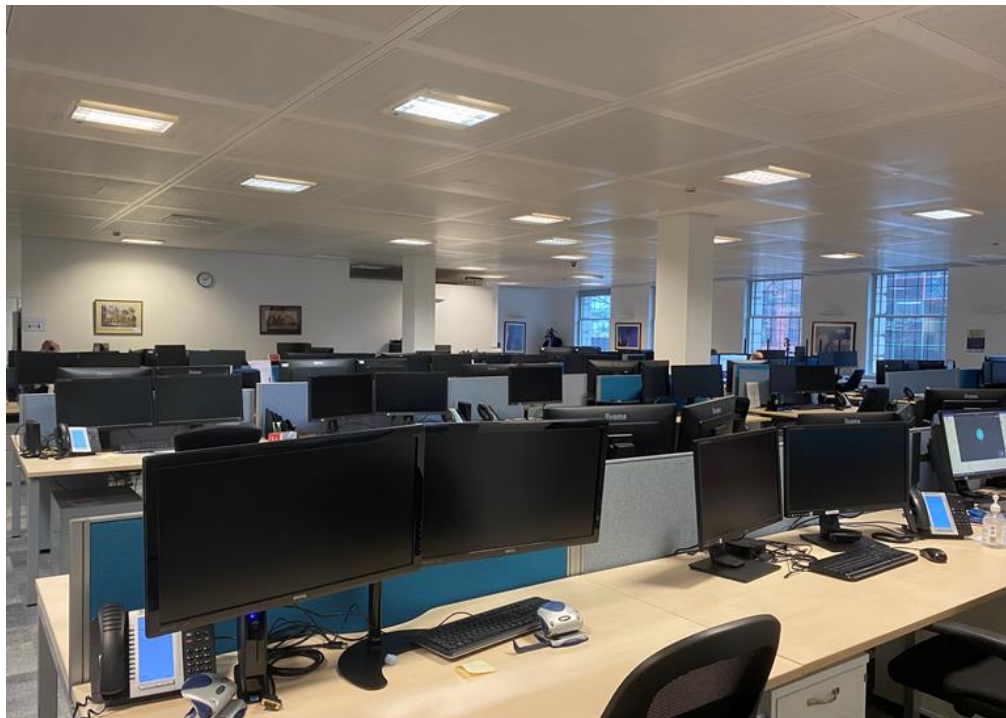
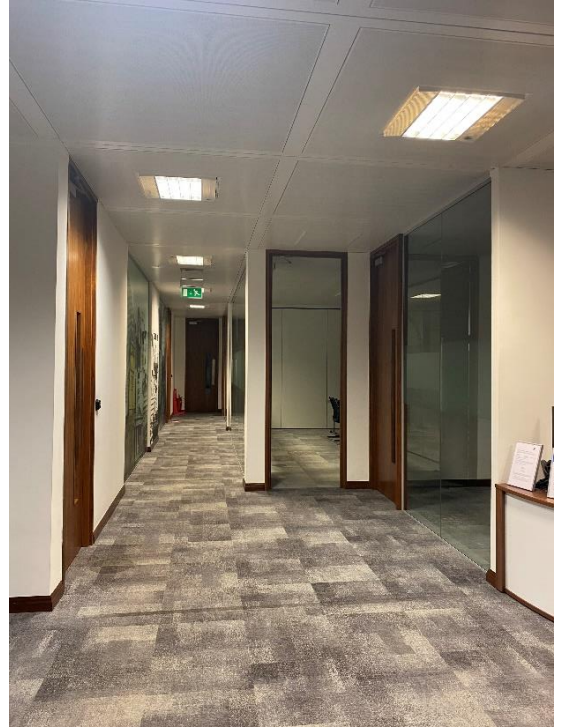
Viewings

Strictly by appointment with the sole agents, Cushman & Wakefield

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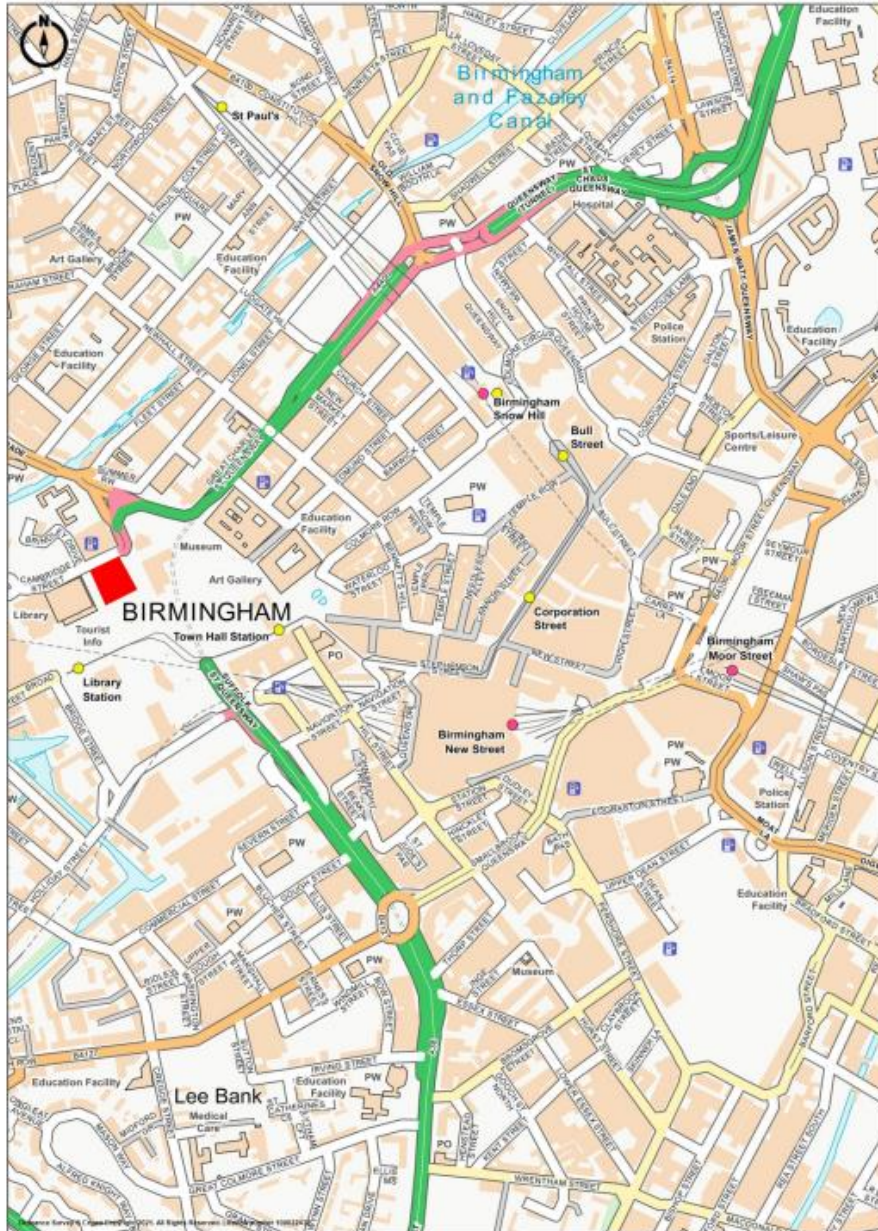
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Internal Photos



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ANTI-MONEY LAUNDERING & IDENTIFICATION VERIFICATION –

To comply with governmental anti-money laundering regulations, identification checking, funding confirmation and funding source alongside routine references and credit checking will be required for all parties leasing or purchasing property.

Particulars prepared December 2021

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